

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Fergus Falls HRA

PHA Number: MN008

PHA Fiscal Year Beginning: 07/2001

PHA Plan Contact Information:

Name: Jeffrey Gaffaney, Executive Director

Phone: (218) 739-3249

TDD:

Email (if available): ffhra@prtrel.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☒ Public Housing and Section 8 ☐ Section 8 Only ☐ Public Housing Only

Annual PHA Plan Fiscal Year 2001

[24 CFR Part 903.7]

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Annual Plan

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1. Summary of Policy or Program Changes for the Upcoming Year

CHANGES TO FERGUS FALLS HRA ADMISSIONS & CONTINUED OCCUPANY POLICY

Section 8.2 (A) (3) Delete “near-elderly” family definition, (4), Add (D) does not include a person whose disability is solely drug or alcohol dependent related

8.5 Informal Review
A. Change wording

10.1 Preferences
A. Residents
B. Non-Residents
Delete C & D

10.8 Security Deposit
A. \$300

B. \$300

11.1. Add paragraph to reflect the right of the HRA to annualize income if income is seasonal or cyclic

F. Welfare Assistance

2. Add wording for calculating income based on welfare assistance and imputed welfare assistance and relations with welfare agencies.

11.2 Annual Income

(H) (11) Change to new wording regarding Welfare-To-Work

11.3 Deductions from Annual Income

Delete C,D, and E and add new wording per template

C. Unreimbursed medical expenses for elderly and disabled families

D. Reasonable child care expenses

11.4 Added information regarding the receipt of letter or notice from HUD concerning income discrepancies. Defines the process to reconcile income discrepancies.

11.5 Added to include information about entering into Cooperation Agreements with Welfare Agencies.

13.1 Family Choice

Add © Fergus Falls HRA will provide the family information for them to make a choice of rent:

1) Policy of switching rent amount in case of hardship

2) Amount of rent under each option

13.2 Change to Income Method

- C. Defines welfare rent
- D. Minimum rent - \$50.00

13.3 Minimum Rent

- A. Defines Hardship
- B. No Hardship
- C. Temporary Hardship
- D. Long-term Hardship
- E. Appeals Process

13.4 Flat Rent

Paragraph 2 – Wording changed and added “There is no utility allowance for a family paying flat rent

20.1 Termination by Tenant

Wording changed to clarify when notice must be given.

20.2 Abandonment

Clarified length of time and procedures

CHANGES TO FERGUS FALLS HRA SECTION 8 ADMINISTRATIVE PLAN

2.3 OBLIGATIONS OF THE PARTICIPANT

- E. The family must give a proper written notice (in accordance with their lease terms) before moving out of the unit or terminating the lease. The family must provide a copy of the notice to the Fergus Falls HRA.
- K. Crime by Family Members
Add “against person or property of another” at end of first paragraph.

3.2 ELIGIBILITY CRITERIA

- A. 2. Deleted definition of “near elderly family” because it does not pertain.
- F. Suitability for tenancy – Changed to reflect that a criminal activity background check will be made through state or local law enforcement or court records in those jurisdictions where the household member has lived during the last 12 months.

4.4 FAMILIES NEARING THE TOP OF THE WAITING LIST

Changed to read that the family will be asked to set up an appointment for an interview and briefing, at which time the verification process will begin. If the family fails to contact the HRA within the time specified, their application will be filed inactive.

4.8 GROUNDS FOR DENIAL

Deleted wording in E. and replaced with the following:

Have, within the last 12 months, been charged, arrested or convicted of any drug related criminal activity or violent criminal activity with respect to the following:

Criminal activity, charges, arrests and/or convictions with respect to the following:

1. Any violent criminal activity which has as one of its elements the use, attempted use, or threatened use of physical force against a person or property of another.
2. Drug-related criminal activity including but not limited to:
 - A) possession, usage, distribution, transportation, sale, manufacture, or storage of illegal drugs and/or drug paraphernalia; or
 - B) Conviction of violating any state or federal laws relating to illegal drugs and/or drug paraphernalia.

In accordance with HUD regulations, the Fergus Falls HRA will deny or terminate assistance if the preponderance of evidence indicates that a family member has engaged in such activity, regardless of whether the family member has been arrested or convicted.

5.2 PREFERENCES

Preferences changed to read:

- A. Residents
- B. Non-Residents

6.2 PACKET

- R. Deleted – A brochure for owners is not included in tenant briefing packet, but is sent to owner upon request by tenant or owner.

6.3 TERM OF VOUCHER

Deleted sentence in second paragraph – A sample extension request form is not included in the family's briefing packet.
Paragraph 4 – Changed wording on suspending term of voucher.

7.2 PROCEDURES REGARDING FAMILY MOVES

Paragraph 1 – Changed wording – All families who are moving, in or out of the Fergus Falls HRA jurisdiction will be briefed on transfer procedures prior to the Fergus Falls HRA entering into a new HAP contract on their behalf.

G. Deleted – When a participant moves/is in the process of moving, all forms and brochures provided during their initial briefing will not be provided at the time of the move. As stated earlier in this Plan, tenants will be briefed (verbally) on transfer procedures during a meeting at the HRA Office.

9.2 INCOME

6. Welfare Assistance

Deleted b. and add all pertinent HUD regulations and guidelines regarding “Imputed Welfare Income.”

9.3 EXCLUSIONS FROM INCOME

Add – 13. Income derived from serving as a member of the Fergus Falls HRA Board of Commissioners

9.4 DEDUCTIONS FROM ANNUAL INCOME

Delete C., D., & E. and change to:

C. The sum of the following, to the extent the sum exceeds three percent (3%) of annual income:

1. Unreimbursed medical expenses of any elderly or disabled family, and
2. Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is a person with disabilities) to be employed. This allowance may not exceed the earned income received by family members who are 18 years of age or older who are able to work because of such attendant care of auxiliary apparatus.

D. Reasonable child care expenses necessary to enable a member of the family to be employed or to further his or her education. This deduction shall not exceed the amount of employment income that is included in annual income.

9.5 RECEIPT OF A LETTER OR NOTICE FROM HUD CONCERNING INCOME

Added all pertinent regulations and guidelines regarding the process to reconcile income discrepancies reported to Section 8 participants by HUD.

9.6 COOPERATING WITH WELFARE AGENCIES

Added information relating to entering into cooperation agreements with state and local welfare agencies to improve the services families are receiving to better assist them in achieving self-sufficiency.

11.4 MAXIMUM SUBSIDY

1. Added information regarding establishing a higher payment standard as a reasonable accommodation for a family that includes a person or people with disabilities.

11.5 ASSISTANCE AND RENT FORMULAS

- A. 4. Changed to address welfare assistance that is specifically designated to meet the family's housing costs.
- B. 1.a. Changed to include a family that has a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, entitled to public benefits.

12.0 INSPECTION POLICIES, HOUSING QUALITY STANDARDS AND DAMAGE CLAIMS

Paragraph 2 – Changed wording to reflect that the family and the owner will be notified when it is time to schedule appointment for the annual HQS inspection.

16.3 INFORMAL HEARINGS FOR PARTICIPANTS

C. Hearing Procedures: Added 7. – Within 10 working days from when the Fergus Falls HRA receives a request for an informal hearing, the Housing Authority will contact the Hearing Officer to set up a date, time and place for the hearing and will notify the applicant/participant. If the initial date and time for the hearing is not acceptable for the applicant/participant, only one additional attempt will be made to reschedule.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$
 ___95,161.00___

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide) Public Housing (Family Units/Duplexes)	
MN008002		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

1. Channing Windows and Siding	\$ 15,000.00	2002
2. Duplex Furnaces	\$ 20,000.00	2002
3. Duplex Water Heaters	\$ 5,000.00	2002
4. Retaining Walls and Cement Work at Junius	\$ 10,000.00	2002
5. Other Cement Work at Duplexes	\$ 5,000.00	2002
6. Finish off Basement Areas in Duplexes	\$ 30,000.00	2003 2004
Total estimated cost over next 5 years	\$ 85,000.00	

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide) Riverview Heights Highrise	
MN008001		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1. Roof Replace/Repair	\$ 30,000.00	2003
2. Carpet/Tile Hallways	\$ 20,000.00	2003
3. Bathroom in Laundry Area	\$ 5,000.00	
4. A/C Grills	\$ 500.00	
5. Tuckpointing	\$ 25,000.00	2005
6. Change Gas Ranges to Electric	\$ 50,000.00	
7. Cement Repairs	\$ 5,000.00	2002
8. Windbreak by North Entry Door	\$ 1,000.00	2003
9. Shrubs/Landscaping (Duplexes and/or Highrise)	\$ 10,000.00	2002
10. Refrigerators	\$ 30,000.00	2005
11. Furniture in Common Areas	\$ 2,500.00	2003
12. Replace Deck Boards	\$ 5,000.00	2002
13. Repair Shower Enclosures	\$ 25,000.00	2004
14. Replace old Outlets and Switches	\$ 5,000.00	2004
15. Paint Hallways	\$ 5,000.00	2003
16. Elevator Repair/Maintenance	\$ 10,000.00	2004
17. Security Cameras	\$ 5,000.00	2005
18. Beauty Shop Equipment	\$ 5,000.00	2005
19. Lawn Sprinkler System	\$ 15,000.00	2005
Total estimated cost over next 5 years	\$ 254,000.00	

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide PHA - Wide)	
MN008001		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1. GardenTractor/Lawn Mower	\$ 15,000.00	2003
2. Computer/Office Equipment	\$ 5,000.00	2002
3. Cleaning/Maintenance Equipment	\$ 5,000.00	2003
Total estimated cost over next 5 years		\$ 25,000.00

(2) Capital Fund Program Annual Statement

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Fergus Falls HRA		Grant Type and Number Capital Fund Program: MN46P00850101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5,161.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	90,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	95,161.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$
_____ N/A _____
- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included

- ☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Minnesota
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - ☐ Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Improving the Quality of Assisted Housing
 - Increasing Assisted Housing Choices
 - Improving Communication with Landlords with Regard to Rental Practices
 - Homeownership
 - Increasing Awareness of Tenant and Landlord Rights
 - Language Barriers
 - Lack of Services
 - Rental Property Taxes
 - Meeting the Needs of Extremely Low-Income Households
 - Rehabilitation – Owner Occupied Housing/Rental Rehab
 - Addressing Homelessness

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: A Substantial Deviation is a decision made by the Board of Commissioners to change the PHA's mission statement, goals, or objectives identified in the 5-Year Plan. It is also when goals or objectives are changed that affect the residents or have a significant impact to the PHA's financial situation.

B. Significant Amendment or Modification to the Annual Plan: A Significant Amendment or Modification is a change in PHA plans or policies that require formal approval by the Board of Commissioners.

Supporting Documents Available for Review – Attachment A

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

PHA Public Housing Drug Elimination Program Plan – Attachment B

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an “x”) **N1** _____ **N2** _____ **R** _____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months_____ 18 Months_____ 24 Months_____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement		Total PHDEP Funding: \$
Goal(s)		
Objectives		

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Resident Member on the PHA Governing Board – Attachment C

1. ☐ Yes ☒ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

☐ Elected

☐ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☒ The Fergus Falls HRA has notified, several times, all Section 8 and Public Housing participants and tenants of the opportunity that they have to serve on a Resident Advisory Board (RAB). Due to the fact that, each time, we have had absolutely no response to our invitation to serve the Fergus Falls HRA has been unable to establish the RAB and, therefore, has not been notified by any participant/tenant of their interest in serving on the HRA governing board. The Fergus Falls HRA will continue, on an annual basis, to invite participants/tenants to serve on the RAB.

B. Date of next term expiration of a governing board member: May 1, 2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Kelly Ferber, Mayor, City of Fergus Falls

Membership of the Resident Advisory Board or Boards – Attachment D

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

All tenants (public housing and Section 8) are part of our Resident Advisory Board.

As stated above, the Fergus Falls HRA has not been notified by any participant/tenant of their interest to participate and serve on the RAB. We will notify participants and residents of the opportunity to serve on an annual basis. Between now and the time that an actual RAB is established, we have notified all participants and residents that they have all been appointed and that all plans and policies are available for review at our main HRA office during regular business hours.

PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS – Attachment E

The Fergus Falls HRA continues its mission to assist low-income, very low-income and extremely low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical and professional manner. The HRA will work cooperatively with its clients and appropriate community agencies in order to accomplish this mission.

This narrative will list some of the Fergus Falls HRA goals and objectives and the progress made toward achieving these goals.

Goal: Improve the quality of assisted housing:

1. The HRA has, considerably, updated and improved briefing materials for residents, assisted tenants, and landlords.
2. Through the Capital Fund Program, the Fergus Falls HRA is currently in the process of renovating exteriors and interiors of its family public housing units in Fergus Falls. This project is nearly 50% completed at this time.

Provide an improved living environment and promote self-sufficiency:

1. The HRA has continued the use of ceiling rents and also, in keeping with HUD regulation changes, promptly implemented the use of the flat rent option for public housing residents. All briefing materials, policies and leases have been changed to reflect these rent options.
2. The Fergus Falls HRA administers the MHFA Rental Rehab Program and actively encourages area landlords, participating in the Section 8 Housing Choice Voucher Program, to participate in this program.

Ensure equal opportunity and affirmatively further fair housing:

1. Briefing materials for residents and assisted tenants now include HUD's "Housing Discrimination Complaint" form and all residents and tenants briefed are informed that HRA staff is available to assist them in completing this complaint, if there is a need for such assistance.

To reduce turnover time between tenancies in Public Housing units:

1. The Fergus Falls HRA has expanded its advertising options and has advertised vacancies in the form of newspaper ads, radio announcements, posters, and church announcements.

Once the current Capital Fund project is completed on the Fergus Falls family public housing units, a booklet of pictures of a typical unit will be shown to prospective residents showing a view of what a unit looks like.

Provide a safe and secure environment for Public Housing residents:

1. The HRA continues its efforts to keep violence and drugs out of public housing by conducting criminal background checks.

Manage the tenant-based program in an efficient and effective manner thereby qualifying as a standard performer under SEMAP:

1. The HRA has made additional efforts to increase the lease-up percentage for the Section 8 Housing Choice Voucher Program by contacting all persons on the waiting list. The lease-up percentage is above 95% at this time and we will strive to continue to operate at this percentage and above.

Maintain Housing Authority real estate in decent condition:

1. Quarterly inspections of family public housing units, and annual inspections at the Highrise and the work order system has been improved to ensure that work is completed in a timely manner. Each family public housing tenant is provided with a list of contractors (plumbing and heating, etc.) to call if repairs are needed and a housing staff person is not available.

Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices:

1. All budget/year-end reports have been completed in an accurate and timely manner and were found to comply with relevant audit requirements.